



Update on the State Capitol Pipe Break

January 24, 2005

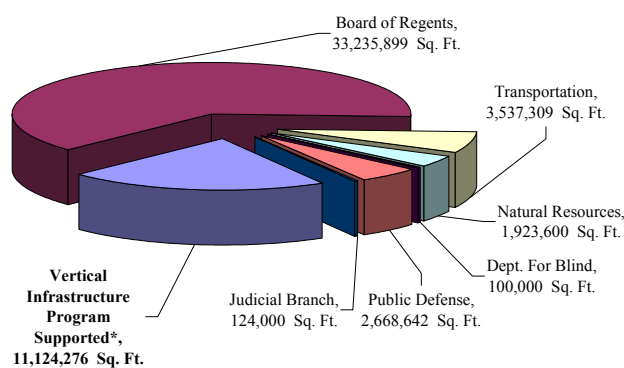
- (1) **What happened?** An elbow section of a two-inch sprinkler system pipe broke at about 7:30 p.m. on Friday evening, December 24, 2004. The pipe is located on the fourth floor attic. The pipe break triggered multiple alarms. Department of Administrative Services (DAS) staff and the Des Moines Fire Department responded promptly.
- (2) **How much water escaped?** It appears that water escaped for about 45 minutes. A very rough estimate indicates that some 2,000 gallons of water may have been released.
- (3) **Where did the damage occur?** The damage occurred on all floors of the north side of the Statehouse. These areas house legislators, legislative staff and the formal chamber of the Iowa House of Representatives.
- (4) **What was damaged?** Damage is consistent with a water leak flooding downward through four floors of the building. Ceilings, walls, floors, and electrical and mechanical systems were affected. Restoration of these areas was completed in 2004, so the damage includes reproductions of historic carpeting, draperies, stenciling, light fixtures, etc.
- (5) **What is going on right now?** Our top priority is to assure safety and to dry things out. This means removal of or shoring up questionable ceilings and light fixtures. Sprinkler systems, electrical wiring and fiber optic cabling are being inspected. As of today, most accessible water has been mopped up. Wet carpeting is being removed. Work is underway to dry salvageable carpet, carpet pads, drapes, furniture, office papers and equipment. Fans and dehumidifiers have been placed in damaged areas to speed drying. Air quality is being monitored to assure that occupied areas are safe.
- (6) **How much will the repairs cost?** We do not yet know. Estimating is complicated by the fact that the full extent of the damage to unique restoration areas may not be visible for several months. Some wet plaster may not dry out completely for several years.
- (7) **Who will pay for the damage?** The state is self-insured.
- (8) **Will this problem interfere with the upcoming legislative session?** We expect to be able to accommodate the needs of the legislature when it convenes on January 10, 2005.
- (9) **Where can I get more information?** Background on the State Capitol can be found at <http://www.legis.state.ia.us/Pubinfo/Tour/>

IOWA’S INFRASTRUCTURE DOLLARS AT WORK
Self-Guided Tour—January 10, 2005—Noon to 2:30 p.m.

“Vertical Infrastructure”
Means Buildings

**Iowa’s Vertical
Infrastructure Assets**

**52.7 Million Square Feet
of Facilities around the State**



***Vertical Infrastructure Program Supported:**

- Facilities Serving 12 Agencies and Divisions
- 11,124,276 Square Feet of Facilities
- 83 Sites Around the State
- More Than 950 Buildings

**Vertical Infrastructure
Program**

**A Cooperative Effort to Repair and Maintain the
Facilities of Twelve State Agencies and Divisions**

- Administrative Services
- Alcoholic Beverages Division
- Corrections
- Cultural Affairs
- Human Services
- Iowa Law Enforcement Academy
- Iowa Public Television
- Iowa Workforce Development
- Public Safety
- Terrace Hill
- Veterans Affairs/Iowa Veterans Home
- Vocational Rehabilitation Services

Vertical Infrastructure Advisory Committee

- Governor Appointed Citizens’ Committee
- Assistance in Prioritizing Repair Needs
- Recommendations on Maintaining the State’s Vertical Infrastructure Assets



Cherokee Mental Health Institute
▪ Electrical Distribution System Replacement
▪ \$1,171,700

District 3 State Patrol, Council Bluffs
▪ Roof Repairs
▪ \$15,900

Glenwood Resource Center
▪ Utility Tunnel Asbestos Abatement and Repairs
▪ \$827,100



Clarinda Correctional Facility
▪ Water System Expansion
▪ \$1,447,800



Woodward Resource Center
▪ Life Safety Improvements
▪ \$2,410,300



Capitol Complex, Des Moines
▪ Fire Alarm System Improvements
▪ \$692,300



Montauk Historic Site, Clermont
▪ Porch Repairs, ADA Accessible Entry
▪ \$71,000

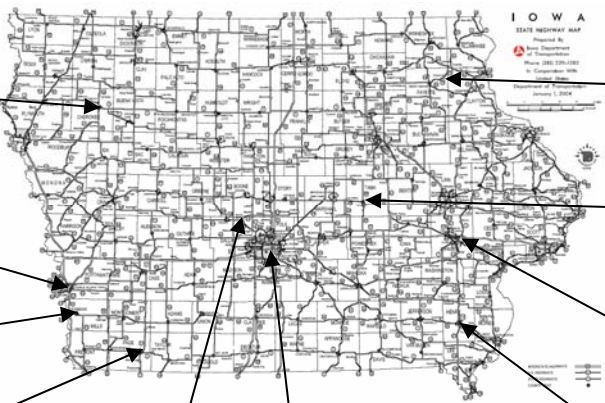
Iowa Juvenile Home, Toledo
▪ Electrical Distribution System Replacement
▪ \$1,240,300

Centennial Building, Iowa City
▪ Roof Replacement
▪ \$82,400



Mount Pleasant Correctional Facility
▪ Shower Room Repairs
▪ \$2,559,700

**Major Maintenance Projects
around the State**





Update on Renovation of the Records and Property Center

January 24, 2005

The Department of Administrative Services (DAS) is preparing to renovate the Records and Property Center for use by the Department of Public Safety (DPS), using appropriations of \$16.05 million designated for this purpose. Although DAS-GSE distributed more than one hundred sets of plans, only two general contractors submitted bids by the January 2005 deadline: Neumann Bros. for \$15,396,000 and Hansen Company for \$15,490,000.

DAS is unable to award a contract for general construction at this time. Given the cost of work underway and additional anticipated work, bids exceed available funds for the project. DAS, the DPS and the architectural/engineering consultant are reviewing alternatives for completing the project with available funds.

Costs and Funds Review

CATEGORY	AMOUNT	BALANCES
Funds Appropriated (FY03-FY06)	\$16,050,000	
Less Work Under Contract or Completed	(\$1,932,175)	
Balance of Funds Available to Complete Project		\$14,117,825
Lowest Base Bid from January 11, 2005 Bid Opening	\$15,396,000	
Less Possible Deductions in Lowest Base Bid	(\$214,500)	
Total Lowest Possible Bid Award		\$15,181,500
Plus Additional Work Anticipated (Not In General Contractor's Bid)	\$752,900	
Proposed Construction Contingency (5%)	\$796,720	
Total Anticipated Cost of Work (Not Including Contingency)		\$16,731,120
Total Shortage Over Existing Budget		(\$2,613,295)



Wallace State Office Building Recommendations Report Received

December 16, 2005

The Minneapolis, MN office of AMEC E & C Services delivered its evaluation of the Wallace Building to the Department of Administrative Services (DAS) on December 16, 2004. DAS will use the information to develop recommendations for future use of the building, which are to be presented to the Legislature by January 31, 2005.

The report recommends renovation of the building and states that the building “can and should be used well into the 21st century. Environmental, economic and Capitol Complex office needs all point towards [renovation of the building].”

The report summarizes these estimated costs:

- \$625,000—Minimum repairs that should be made over the next several years (if the building is to be phased out or if complete renovation is delayed.)
- \$31.2 million—Long term, or complete, renovation of the building.
- \$41 to \$48.3 million—Complete demolition and replacement of the building with a new 250,000 sq. ft. state office building on the Capitol Complex.

The study recommends renovation in several areas:

- Remove the upper level parking deck, which has deteriorated beyond repair.
- Relocate to the roof major mechanical equipment components from various floors of the building to improve air distribution (including air quality and temperature control) while providing more useable office space.
- Eliminate most of the open atrium spaces by extending the floors to the south and southwest walls of the building; addressing interior temperature, noise, and building code issues and adding useable floor space. Eliminate the water feature on the ground floor.
- Replace deteriorating exterior masonry walls and the failing window wall system while maintaining the overall architectural appearance of the building.

Other renovation recommendations include construction of a new west entrance to the building (for better access to the new parking structure west of Pennsylvania Ave.,) renovation of vacated laboratory spaces to office space, renovation of restrooms, and replacement of elevators and replacement of ceiling and floor finishes throughout the building.

DAS expects to review the report and meet with current Wallace Building tenants and other interested parties before submitting its recommendation to the Legislature.